

154.0

0004

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

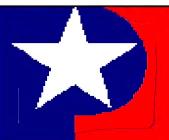
681,400 / 681,400

USE VALUE:

681,400 / 681,400

ASSESSED:

681,400 / 681,400


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
785		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BAXTER RYAN N &	
Owner 2: BARRETT DIANAH S	
Owner 3:	

Street 1: 785 CONCORD TPKE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DONAHUE MICHELLE A & -

Owner 2: DONAHUE BRIANNA -

Street 1: 785 CONCORD TPKE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 2107 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	271,000		410,400	681,400		102775
							GIS Ref
							GIS Ref
							Insp Date
							01/13/09

USER DEFINED

Prior Id # 1:	102775
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/11/20 02:13:54
Last Rev Date	03/17/20 11:11:17
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,000	0	5,000.	410,400	681,400	681,400	Year End Roll	12/18/2019
2019	101	FV	214,000	0	5,000.	384,800	598,800	598,800	Year End Roll	1/3/2019
2018	101	FV	214,000	0	5,000.	318,100	532,100	532,100	Year End Roll	12/20/2017
2017	101	FV	214,000	0	5,000.	292,400	506,400	506,400	Year End Roll	1/3/2017
2016	101	FV	214,000	0	5,000.	266,800	480,800	480,800	Year End	1/4/2016
2015	101	FV	200,900	0	5,000.	261,600	462,500	462,500	Year End Roll	12/11/2014
2014	101	FV	200,900	0	5,000.	243,200	444,100	444,100	Year End Roll	12/16/2013
2013	101	FV	200,900	0	5,000.	231,400	432,300	432,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONAHUE MICHELL	65797-281		7/27/2015		520,000	No	No		
DONAHUE JOSEPH	61409-133		3/15/2013	Convenience		1	No	No	
DIGGINS THOMAS	27177-467		3/31/1997		145,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	125	Solar Pa	9,802	C				
10/15/2019	1644	Redo Kit	13,000	C				
8/3/2017	996	Wood Dec	15,000	C				
4/25/2016	489	Re-Roof	5,995				reroof	
11/5/2007	1017	Addition	39,000			G9	GR FY09	29X16 NEW BTH LR B
4/20/1998	226	Manual	1,800					REPLACE WDK
7/8/1997	375	Manual	2,500					V/SIDING-GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2012	Left Notice	JBS	JOHN S
1/13/2009	Meas/Inspect	372	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 5 - Cape	1H - 1 & 1/2 Sty	1	Rating: Good	Full Bath: 1	A Bath: 1	Rating: Good	3/4 Bath: 1	Rating: 1	A 3QBth: 1	Rating: 1	1/2 Bath: 1	A HBth: 1	Rating: 1	OthrFix: 1	Rating: 1	8	WDK								
(Liv) Units: 1	Total: 1														29	5									
Foundation: 1 - Concrete				Frame: 1 - Wood				Prime Wall: 4 - Vinyl				Sec Wall: %													
Roof Struct: 1 - Gable				Roof Cover: 1 - Asphalt Shgl				Color: TAN				View / Desir:													
GENERAL INFORMATION																									
Grade: C - Average				Kits: 1 Rating: Good				1st Res Grid Desc: Line 1 # Units: 1				RESIDENTIAL GRID													
Year Blt: 1947		Eff Yr Blt:		A Kits: 1 Rating: 1		Level: FY LR DR D K FR RR BR FB HB L O		Other		Upper		Lvl 2		16		FFL									
Alt LUC:		Alt %:		Frpl: 1 Rating: Good		Lvl 1		Lower		Totals		RMs: 7 BRs: 3 Baths: 1 HB		15		94									
Jurisdct:		Fact: .		WSFlue: 1 Rating: 1		Floor:		% Own:		Name:		Exterior:		No Unit RMS BRS FL		HST		24							
Const Mod:		Lump Sum Adj:		DEPRECIATION		Interior:		1		7		Interior:		1 7 3		FFL		BMT							
Avg Ht/FL: STD		Prim Int Wall: 2 - Plaster		Phys Cond: GD - Good 18. %		Additions:		Kitchen:		Baths:		Additions:		1 7 3		WDK		34							
Sec Int Wall: %		Partition: T - Typical		Functional: %		Plumbing:		Electric:		Heating:		Kitchen:		Totals		17		6							
Prim Floors: 3 - Hardwood		Sec Floors: %		Economic: L - Location 10. %		Override:		General:		General:		Baths:		1 7 3		3		34							
Bsmnt Flr: 12 - Concrete		Bsmnt Gar: 1		Total: 26.74 %		CALC SUMMARY		COMPARABLE SALES		RES BREAKDOWN		REMODELING		Totals		9		12							
Subfloor: %		Electric: 3 - Typical		Basic \$ / SQ: 105.00		Rate		Parcel ID		Typ		Date		Sale Price		9		4							
Insulation: 2 - Typical		Heat Fuel: 1 - Oil		Size Adj.: 1.23955631		Adj \$ / SQ: 130.140		Const Adj.: 0.99989998		Other Features: 94250		Grade Factor: 1.00		NBHD Inf: 1.00000000		WtAv\$/SQ: AvRate: Ind.Val		3		34					
Int vs Ext: S		Heat Type: 3 - Forced H/W		NBHD Mod: 1.00		Adj Total: 369925		Juris. Factor: 0		Depreciation: 98918		Final Total: 271000		Before Depr: 130.14		Val/Su Net: 88.68		34		17					
# Heat Sys: 1		% Heated: 100		% AC: %		Depreciated Total: 271007		Special Features: 0		Val/Su SzAd: 152.16		PARCEL ID		154.0-0004-0002.0		Net Sketched Area: 3,056		Total: 275,676							
MOBILE HOME				Make: []				Model: []				Serial #: []				Year: []				Color: []					
SPEC FEATURES/YARD ITEMS																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
More: N		Total Yard Items: []				Total Special Features: []				Total: []				IMAGE											